

NOTICE OF PREPARATION – OCTOBER 25, 2010

To: Distribution List

Subject: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL
IMPACT REPORT

Lead Agency:

Agency Name: City of Chula Vista

Street Address: 276 Fourth Avenue

City/State/Zip: Chula Vista, CA 91910

Fax: (619) 409-5913

Contact: Stephen Power AICP, Principal Planner

The City of Chula Vista publicly announces its intent to initiate preparation of an Environmental Impact Report (EIR) for the following proposed "Project" as defined by the California Environmental Quality Act (CEQA) and set forth in Public Resources Code Section 21065.

The City of Chula Vista is the Lead Agency for this EIR. A description of the Project and an explanation of its potential environmental impacts are provided in this Notice of Preparation (NOP).

Please provide your written comments including specific statutory responsibilities of your agency, as applicable. Written comments must be received at the earliest possible date, but no later than 30 days after the receipt of this notice.

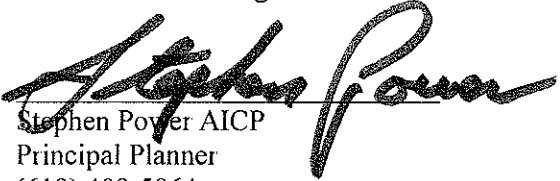
Please send your response and the name of the contact person to: Stephen Power AICP, Principal Planner, at the address shown above. A **public scoping meeting** will be held on **Monday, November 8, 2010, from 1:00 p.m. to 3:00 p.m., at 276 Fourth Avenue** (Building 100, Room C106), Chula Vista, CA, 91910.

Project Title: Environmental Impact Report for the Otay Valley Quarry Reclamation Plan.

Project Location: City of Chula Vista, within the County of San Diego.

Project Description: The "Project" consists of an amended reclamation plan for the Otay Valley Quarry. The reclamation plan would amend the approved reclamation plan for the quarry site to be consistent with the legally established vested mining rights area. The amended reclamation plan would prepare quarry surfaces to a condition suitable for subsequent development or open space consistent with the State of California Surface Mining and Reclamation Act (SMARA) and the City of Chula Vista Surface Mining Ordinance.

Date: October 25, 2010


Stephen Power AICP
Principal Planner
(619) 409-5864

NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR AN AMENDMENT TO THE OTAY VALLEY QUARRY RECLAMATION PLAN

PROJECT LOCATION

Otay Valley Quarry is located within the City of Chula Vista in the southwestern portion of San Diego County, California. The reclamation activities contemplated by the Project will apply to the mined area that occupies approximately 197 acres of an approximately 278.5-acre site on portions of Assessor's Parcel Numbers 644-060-16, 17 and 18. The site lies 2 miles east of Interstate 805, adjacent to industrial and commercial developed lands in the City of Chula Vista. A private driveway from Auto Park Drive at Heritage Road provides access to the operation.

PROJECT SETTING

The existing land use is mining and undeveloped mineral reserve. Mining and processing activities have been centered at the eastern terminus of the site access road for the past several decades. As excavation has reached a current design grade, extraction operations have gradually moved north, creating an open face that further accesses the Rock Mountain mineral reserve.

Surrounding land uses include open space/preserve areas to the immediate east, south, and west. Land uses within the general vicinity of the project site include future Otay Ranch Villages Four and Eight, the Otay Landfill to the northwest, and Cricket Wireless Amphitheater and developed residential uses to the southwest.

PROJECT DESCRIPTION

SMARA requires a description of the "proposed use or potential uses" of a mined site after reclamation. Current City of Chula Vista zoning of the property is "P-C Planned Community". The P-C zone provides for a variety of urban uses, including commercial, industrial, residential, recreational and open space as allowed in the City of Chula Vista General Plan. The proposed uses after reclamation are consistent with the preserve boundaries of the Multiple Species Conservation Program (MSCP) Subarea Plan.

The County of San Diego approved a grading plan in 1973 that included plans to mine Rock Mountain. The County recognized the vested right to mine most of Rock Mountain at that time, including the areas over which mining and reclamation activities are proposed. The vested right was affirmed by the Chula Vista City Council at a public hearing on December 16, 2008. Any future development proposals for the areas within or adjacent to the Reclamation plan will require the preparation of a Sectional Planning Area (SPA) Plan pursuant to the requirements of the General Plan. Any future SPA plans will be required to demonstrate consistency with the then current City of Chula Vista General Plan and the then current Otay Ranch General Development Plan.

Following the completion of mining activities, reclamation of the Otay Valley Quarry would prepare the surfaces to a condition suitable for subsequent development or open space. Surfaces would be leveled or prepared for development or stabilized for erosion control if no immediate development is planned. Cut surfaces would be completed to slope grades to ensure long-term stability. Sediment basins and fines storage areas would be dewatered and revegetated with plant species suitable for erosion control. Grading would be completed in such a manner as to ensure proper surface drainage. Recoverable topsoil would be stockpiled for use on benches and quarry floor areas to be revegetated. The soil would be placed to

enhance revegetation as surfaces are completed. The success of revegetation would be monitored after completion of final reclamation to ensure successful erosion control

The Otay Valley Quarry is currently operating. Reasonably foreseeable operations are presently planned until approximately 2090. Importantly, baseline conditions for the determination of potential environmental impacts are those conditions that would occur at the conclusion of mining activities, which is estimated to occur in 2090. The difference between these conditions and the conditions anticipated to result from the proposed reclamation plan is the basis on which this EIR will determine potential impacts.

EIR CONTENTS

Potential Environmental Effects of the Project

The City of Chula Vista has determined that the Project may cause significant adverse environmental effects and potentially significant indirect, direct and cumulative environmental effects. An EIR is, therefore, required in order to comply with State CEQA Guidelines Section 15060 and 15081.

In accordance with the CEQA Guidelines and the City of Chula Vista's Environmental Procedures, the environmental impact analysis will describe the environmental setting of the project, identify potential environmental impacts, address the significance of potential impacts, identify mitigation measures to address potentially significant environmental impacts, and determine the significance of impacts after mitigation.

The scope of the EIR for the Project will be based in part on comments received in response to this NOP and public input received during the public scoping meeting. The EIR will address each of the environmental issues summarized herein. A Mitigation, Monitoring and Reporting Program will be prepared to document implementation of the required mitigation measures. For each mitigation measure, the timing of implementation will be identified and tied to a specific project action. Responsible parties will be identified to implement and monitor the satisfaction of each mitigation measure. The following environmental issues will be analyzed in the EIR:

Land Use, Planning and Zoning

This section of the EIR will evaluate the potential impacts of the Project on land use, planning, and zoning. Impacts will be analyzed based in part on information contained within the Environmental Impact Report prepared for the City of Chula Vista General Plan (General Plan EIR). A land use analysis will describe existing land uses and infrastructure within and adjacent to the Project and land use plans and policies that apply to the site and adjacent areas. Proposed changes to existing land use and land use plans and policies will be described.

Landform Alteration/Aesthetics

The EIR will address the potential landform alteration and aesthetic impacts resulting from the Project. In order to assess these impacts, visual simulations will be rendered from various viewpoints. These simulations will utilize existing site photographs as backgrounds and true-scale three-dimensional models for the proposed project. Impacts to aesthetics will be analyzed based on these visual simulations, as well as information contained within the General Plan EIR.

Traffic, Circulation, and Access

This section of the EIR will evaluate the potential traffic, circulation and access impacts of the Project that would occur during construction activities. These impacts will be analyzed in part based on the General Plan EIR and City of Chula Vista traffic impact guidelines.

Noise

This section of the EIR will evaluate the potential noise impacts of the Project. Noise impacts will be analyzed based on an Acoustical Assessment Report as well as the General Plan EIR and Chula Vista Noise Ordinance.

Air Quality

An Air Quality Technical Report will be prepared that will address potential air quality impacts anticipated during construction activities. The EIR will evaluate the Project's relationship to the air pollution limits established by the South Coast Air Quality Management District. The Air Quality Technical Report will be included in the EIR as an appendix.

Biological Resources

This section of the EIR will address the potential impacts of the Project on sensitive biological resources. The evaluation will be based on project-specific biological resources investigations as well as regional documentation of biological resources. Recent biological resource surveys have been conducted for the site. In addition, regional biological resources information (i.e., MSCP) will be reviewed for the study area. Also, numerous biological studies have been conducted in the vicinity of the study area, and these studies will be reviewed.

Cultural Resources

This section of the EIR will address the Project's potential impacts to cultural resources. Areas proposed for reclamation as part of the Project will have been subjected to excavation and other related mining activities prior to reclamation; however, proposed site grading and other planned reclamation activities including backfilling and compaction, re-contouring, surface and slope stabilization, erosion control measures, and topsoil salvage and redistribution have the potential to impact unknown resources. This will be discussed in detail in the EIR.

Paleontological

An analysis of paleontological impacts will be presented in the EIR based upon an analysis of the local paleontological resources. The EIR will address the potential direct and indirect impacts from reclamation of the site and identify mitigation measures as necessary, which reduce significant impacts of paleontological resources to below a level of significance.

Agriculture

A review of the agricultural value of the site as it relates to the County of San Diego and State of California agricultural business will be conducted. The San Diego County Important Farmlands Map will be utilized to identify and evaluate impacts. Special focus will be placed on the loss of “prime farmland” and “farmland of statewide importance.” Potential impacts will be examined and mitigation will be developed if required.

Hydrology/Drainage/Water Quality

This section of the EIR will evaluate the potential impacts of the Project on hydrology, drainage, and water quality. Impacts to hydrology and water quality will be analyzed based on a Hydrology Study as well as information contained within the General Plan EIR.

Geology and Soils

A Geotechnical Investigation will be prepared that will address potential impacts to geology and soils. The EIR will provide a geotechnical overview of the Project, including a comparison to the General Plan EIR. Any changes or updates to geological conditions and hazards will be addressed and any applicable mitigation measures presented in the General Plan EIR will be identified for the Project.

Public Services and Utilities

This section of the EIR will evaluate the potential public services and utilities impacts of the Project. These impacts will be analyzed based in part on the General Plan EIR.

Public Utilities

This section of the EIR will evaluate the potential public utilities impacts of the Project. These impacts will be analyzed based in part on the General Plan EIR.

Hazards/Risk of Upset

In order to assess potential hazardous materials impacts, a radius study will be prepared in accordance with ASTM Standard E 1527-05. The radius study consists of a computerized database search of regulatory agency records to see if there are currently, or were previously, any reports of hazardous materials contamination or usage at the site or contamination at other sites within the search radius. The EIR also will analyze the potential for reasonably foreseeable upset and accident conditions involving hazardous materials.

Population and Housing

The EIR will evaluate the Project’s impacts on projected housing focusing on the three thresholds provided in the General Plan EIR. These thresholds include (1) population growth, which is primarily a “growth inducing impact”, (2) displacement of existing housing and (3) displacement of people.

Greenhouse Gas Emissions

The EIR will address greenhouse gas (GHG) emissions related to the Project. This analysis will be based on the most recent information regarding the mechanisms behind GHG emissions factors contributing to Global Climate Change (GCC), current conditions and trends and the broad environmental issues related to GCC. The analysis also will include an overview of current international and domestic legislation, plans, policies, and programs related to GHG and GCC.

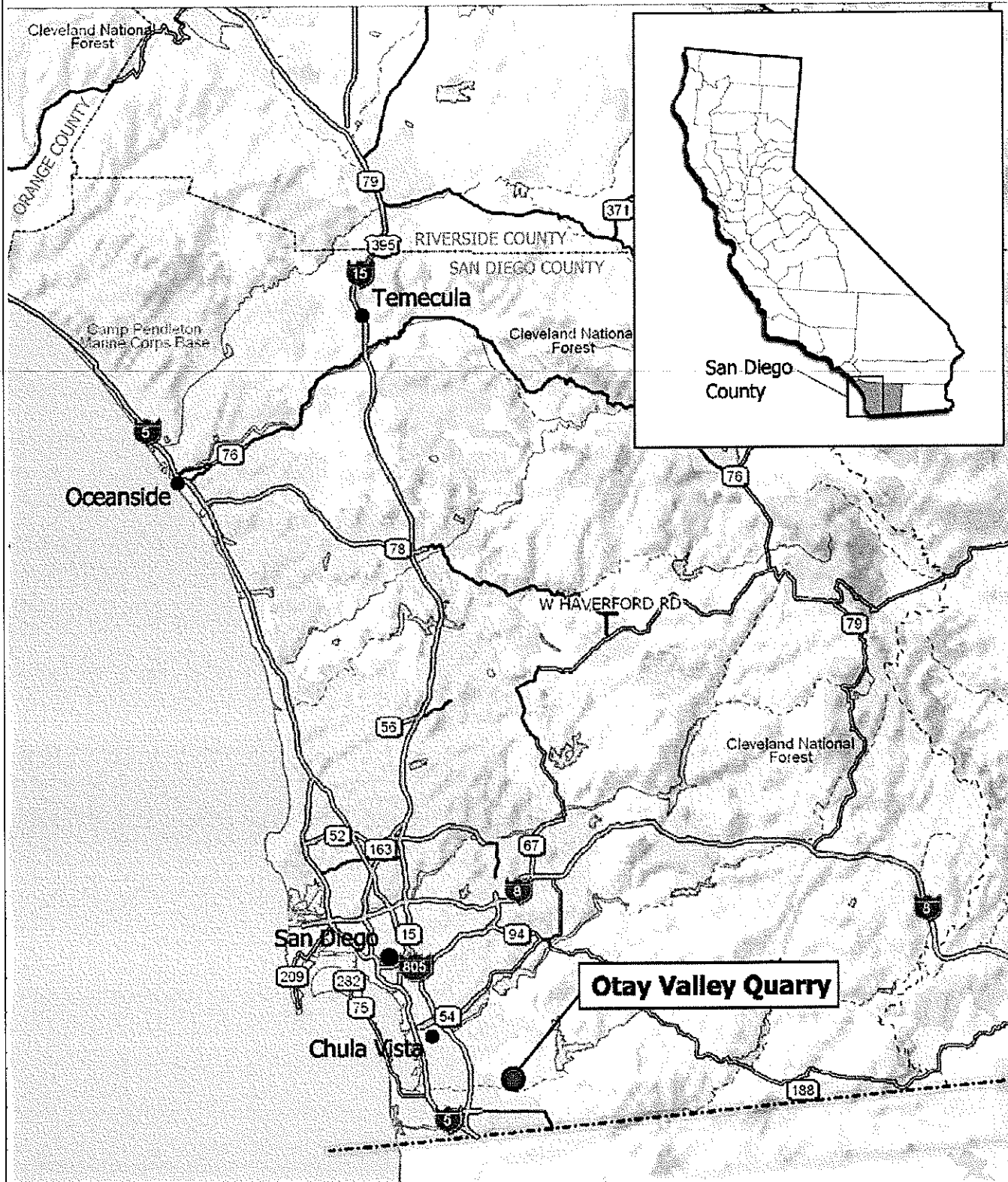
Alternatives

The EIR will consider a range of project alternatives that may eliminate or reduce significant adverse environmental impacts to a level of less than significant. CEQA requires the No Project Alternative (Plan-to-Ground and Plan-to-Plan) to be analyzed in an EIR. A discussion of other alternatives that were considered and supporting rationale indicating why they were determined infeasible also will be provided. For each alternative, the EIR will provide a description of the alternative, consideration of the alternative's feasibility, and a comparative analysis of the environmental impacts of the alternative versus the impacts as a result of the Project.

Other Environmental Considerations

Other environmental considerations that will be addressed in the EIR include: Effects Found Not to be Significant, Cumulative Impacts, Growth Inducing Effects, and Unavoidable Significant Effects.

- Attachment A: Regional Location Map
- Attachment B: Project Location- Limits of Ownership and Reclamation Area
- Attachment C: NOP Distribution List



10 5 0 10 20 Miles

1 inch = 20 miles



REGIONAL LOCATION MAP

OTAY VALLEY ROCK QUARRY

ATTACHMENT A



600 300 0 600 Feet

1 inch = 1 000 feet



PROJECT LOCATION - LIMITS OF OWNERSHIP AND RECLAMATION AREA

OTAY VALLEY ROCK QUARRY

ATTACHMENT B

OCTOBER 2010

ATTACHMENT C

LIST OF AGENCIES, ORGANIZATIONS, AND INDIVIDUALS TO RECEIVE THIS NOTICE OF PREPARATION

Federal

Bureau of Land Management
Federal Aviation Administration
Immigration and Naturalization Service
U.S. Army Corps of Engineers
U.S. Fish & Wildlife Service

State

California Air Resources Board
California Department of Conservation
California Department of Fish & Game
California Department of Water Resources
California Energy Commission
California Environmental Protection Agency
California State Lands Commission
California Waste Management
Caltrans District 11
Governor's Office of Planning and Research (State Clearinghouse)
Office of Historic Preservation
Regional Water Quality Control Board – San Diego Region 9

County

County of San Diego Air Pollution Control District
County of San Diego Department of Agriculture
County of San Diego Department of Environmental Health
County of San Diego Department of Parks & Recreation
County of San Diego Department of Planning and Land Use
County of San Diego Department of Public Works
County of San Diego - Chris Wickham
County of San Diego – Clerk's Office
County of San Diego - Irish Boaz
Local Agency Formation Commission
San Diego County Water Authority

Local Agencies

Chula Vista Elementary School District
City of Imperial Beach
City of National City Planning Department
City of San Diego Development Services Department
City of San Diego Environmental Services Department
City of San Diego Metropolitan Wastewater Department
City of San Diego Public Utilities Department
City of San Diego Real Estate Assets
City of San Diego Transportation Engineering
City of San Diego Water Department
Metropolitan Transit Development Board
Otay Water District
San Diego Unified Port District
San Diego Association of Governments
San Diego Housing Commission
Semptra Energy
Southbay Expressway LP
Southbay Irrigation District
Southwestern College
Sweetwater Community Planning Group
Sweetwater Authority
Sweetwater Union High School District

Other

Adams Broadwell Joseph & Cardozo
Brown Field Operations Office
California Native Plant Society
Chula Vista Star-News
Chula Vista Coordinating Council
Crossroads II
Endangered Habitats League
Environmental Health Coalition
Helix
Baldwin & Sons
McMillin Companies
Mr. Thomas Davis
Natural History Museum
Otay Land Company LLC
Otay Ranch Company
Otay Mesa Chamber of Commerce
Otay Valley Quarry LLC
Otay Ranch, LLC/JPB Development, LLC
PSB
PSBS

San Diego Audubon Society
San Diego County Archaeological Society
San Diego Union-Tribune
SBC-Pacific Bell
Sierra Club – Theresa Acerro
Sweetwater Valley Civic Association
The EastLake Company
The Environmental Trust
Valley de Oro Community Planning Group